



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123
(614) 277-3000

Planning Commission Staff Report
Lower Level Conference Room
November 8, 2016 1:30pm

11. APPLICATION: Waffle House | Rezoning (R-1 to C-2)

Project Number: 201608290060
Location: 2928 London Groveport Road (040-008053)
Proposal: To rezone 2928 London Groveport Road from R-1 to C-2 in order to build a Waffle House restaurant on the property
Applicant: Butch Baur, 5986 Financial Drive, Norcross, Georgia 30071

Relevant Code Section(s):

- 1139.03, Method of Zoning Change – Reversion of Zoning Classification

Project Summary

The applicant is proposing to rezone 2928 London Groveport Road from R-1 (Single Family Residence) to C-2 (Retail Commercial) in order to construct a Waffle House restaurant on the property. The site currently contains a single-family residential structure and a shed. This application as well as the corresponding development plan application for the Waffle House project were postponed from the October 4th 2016 Planning Commission meeting to allow the applicant time to address concerns raised by staff and the Planning Commission related to delivery activity on the site and connectivity to adjacent properties.

The site is bordered by a variety of zoning districts. The property adjacent to the north is a warehouse facility, zoned PUD-I. The property to the south across London Groveport Road is zoned C-2 and contains the parking lot for the FedEx facility on South Meadows Drive. The property located to the east is zoned PUD-C and contains the Tire Discounters. The property to the west is zoned C-2 and contains a single-family home that was converted to an office.

Staff has concerns with connectivity in the area and connections to the site to be rezoned. London Groveport Road is a principle arterial (seven lanes wide at the proposed point of access for this property) and developments in the area have been required to share access drives in order to reduce the number of curb cuts along the roadway. The proposed development plan for the site utilizes a curb-cut that does not meet the required distance from adjacent cuts per Chapter 1105 and does not show any connection to adjacent properties.

Furthermore, two additional half-acre lots exist to the west of the proposed site to be rezoned. Staff has concerns regarding the incremental development of these three sites and the safety hazard that could be created by three separate commercial curb-cuts for these individual lots. Staff believes that a more comprehensive approach is needed to address connectivity between properties before a rezoning for the site can be supported.

Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of disapproval to City Council for the rezoning as submitted.